

IN RE: DEV. PLAN HEARING & PETITION * BEFORE THE HEARING OFFICER/
 FOR SPECIAL EXCEPTION
 N of Satyr Hill RD, W/S Harford * ZONING COMMISSIONER
 Rd. (Satyr Hill Catered Living)
 9th Election District * OF BALTIMORE COUNTY
 6th Councilmanic District
 Legal owner: Suzanne F. Krach, * Case No. IX-663 & 97-333-X
 Robin F. Grose, et al
 Contract Purchaser: Kim Strutt *
 The Strutt Group, Applicant/Petitioner
 * * * * *

HEARING OFFICER'S OPINION & DEVELOPMENT PLAN AND VARIANCE ORDER

This matter comes before the Zoning Commissioner/Hearing Officer as a combined hearing, pursuant to the authority in Section 26-206.1 of the Baltimore County Code. The matter is presented for review of the development plan pursuant to the regulations contained within Title 26/Article 5 of the Baltimore County Code. The Petitioner also seeks zoning relief; to wit, special exception approval for an assisted living facility in a D.R.5.5 zone. All of the subject property and requested relief are more particularly shown on Developer's Exhibit No. 1A, the development plan, and plan to accompany the Petition for Special Exception.

As to the history of the project, a Concept Plan Conference was held on October 7, 1996 and the concept plan was submitted at that time. Thereafter a Community Input Meeting was held on November 14, 1996 at the Harford Hills Elementary School. The Development Plan was submitted and a conference was held thereon on March 5, 1997. The Hearing Officer's hearing was scheduled and conducted in its entirety on March 27, 1997 at 2:00 P.M. in Room 118 of the Old Court House in Towson.

Appearing at the Hearing Officer's hearing on behalf of the Developer was Kim Strutt, principal in The Strutt Group. Also present were Robin F. Grose and Suzanne F. Krach, property owners. These individuals are under contract to sell the property to Mr. Strutt's organization. Also present

ORDER RECALLED FOR FILING
 Date 4/9/97
 By [Signature]

RECORDED

in support of the Petition was Gary Raffel of Raffel Health Care Group, the operator of the proposed assisted living facility. Also present was Wes Guckert, a traffic engineer, Jack Hollick, an architect who prepared the building elevations and Richard Matz, the engineer who prepared the development plan. The Petitioner/Developer was prepared by Robert A. Hoffman, Esquire.

Appearing as interested persons from the surrounding neighborhood were William Luckman, Carol Kelley, Beverly Sheldon, and Linda Schneider. Also present were representatives of the various Baltimore County agencies which evaluated the project. These included Chris Rorke, the Project Manager, Robert W. Bowling from Development Plans Review, Department of Public Works (DPW), Ervin McDaniel from the Office of Planning (OP), Stephany Wright from Land Acquisition, and R. Bruce Seeley from the Department of Environmental Protection and Resource Management (DEPRM).

An examination of the subject tract shows that same is divided into three adjoining lots. Lot No. 1 abuts Satyr Hill Road and is improved with a one story dwelling which will remain known as 8739 Satyr Hill Road. Lot No. 2 also contains a single family dwelling and a detached garage. Lot No. 2 fronts Old Harford Road and the dwelling thereon is known as 8732 Old Harford Road. Lot No. 3 is the larger lot (7.25 acres) and is proposed for improvement with the Assisted Living Facility building. As shown on the site plan, the building will be constructed in phases and vehicular access will be provided from both Satyr Hill Road and Old Harford Road.

The development plan also shows that the property is approximately 9.11 acres in total area, split zoned D.R.5.5 and B.M.-A.S. The predominant zoning is D.R.5.5, which encompasses over 9 acres, with but a small area of B.M.-A.S. (.069 acres).

Section 26-206 of the Baltimore County Code regulates the conduct of the Hearing Officer's hearing. That section requires the Hearing Officer to identify any open issues or unresolved County agency comments. In this regard, the Petitioner/Developer proffered that the red lined development plan submitted (Developer's Exhibit No. 1A) was in full compliance with all County regulations, policies and requirements. It was indicated that through evolution of the process, all County agency requirements and comments had been satisfied.

The County agency representatives who were present corroborated this testimony. Each representative stated on the record that the plan was in compliance with his/her agency's requirements. The community representatives present stated that they had no open issues.

In that no unresolved issues or comments were identified, I am required to approve the plan. Based upon the uncontradicted testimony and evidence offered, the plan complies with all County development regulations and, therefore, must be approved.

Turning to the Petition for Special Exception, testimony was offered in support of same by Mr. Raffel, Mr. Matz and Mr. Guckert. Mr. Raffel described the operation of the proposed assisted living facility. It will provide 131 beds for elderly residents. The project is not a nursing home and is not intended for those who require active medical care or treatment. Rather, the facility is for those individuals who need some assistance with the routine activities of daily living. Each resident will have his/her own room, and there will be common areas for dining and activity. It is anticipated that approximately 20 individuals will be employed at the site with an anticipated maximum of 14 on any one shift.

Mr. Matz (the project engineer) also testified. He described in detail the proposed plan and answered a series of questions raised by the

4/7/97
Date
by Mr. Guckert

community related to the proposed storm water management pond. This pond is located in the northeast corner of the lot and should assist in resolving drainage problems in the area. Mr. Guckert (traffic engineer) also testified about projected traffic generation and opined that the site would not cause a detrimental increase in traffic volumes or flow in the area.

Based on the testimony and evidence presented, I am also persuaded to grant the Petition for Special Exception. In my judgment, the Petitioner has presented persuasive testimony that the project will not detrimentally affect the health, safety or general welfare of the locale. Thus, the requested zoning relief shall also be granted.

Pursuant to the development regulations of Baltimore County, as contained within Subtitle 26 of the Baltimore County Code, the advertising of the property and the public hearing thereon, I will approve the development plan consistent with the comments set forth above and shall so order.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 7th day of April 1997, that the development plan submitted in the within case as Developer/Petitioner's Exhibit No. 1A, be and is hereby APPROVED in accordance with the terms and conditions as set forth herein; and,

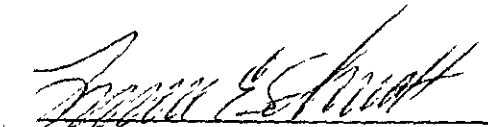
IT IS FURTHER ORDERED that, pursuant to the Petition for Special Exception, approval for an assisted living facility in a D.R.5.5 zone, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Developer shall prepare and submit to Permits and Development Management (PDM), within 10 days from the date of this Order, a development plan which reflects and incorporates the terms,

ORDERED
DATE 4/7/97
BY M. Guckert

conditions, and restrictions, if any, of this opinion and Order and/or the development plan comments.

Any appeal from this decision must be taken in accordance with Section 26-209 of the Baltimore County Code and the applicable provisions of law.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

ORDER RECORDED FOR FILING
4/19/97
J. M. P. [Signature]
By: [Signature]



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at

8739 Satyr Hill Road &

8732 Old Harford Road

which is presently zoned D.R. 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

BM-AS

An Assisted Living Facility in a D.R. zone.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Mr. Kim Strutt

The Strutt Group

(Type or Print Name)

[Signature]

Signature

54 Scott Adam Road Ste. 101

Address

Hunt Valley, MD 21030

City State Zipcode

Attorney for Petitioner:

Robert A. Hoffman, Esq.

Venable, Baetjer & Howard

(Type or Print Name)

[Signature]

Signature

210 Allegheny Ave. 494-6262

Address Phone No.

Towson, MD 21204

City State Zipcode

Legal Owner(s):

Suzanne F. Krach Robin F. Grose

(Type or Print Name)

[Signature] *[Signature]*

Signature

Mae S. Francis Dawn F. Campbell

(Type or Print Name) *[Signature]* *[Signature]*

[Signature] *[Signature]* PCA.

Signature

4425 Langtry Drive

Address Phone No.

Glen Arm, MD 21057

City State Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Dick Matz, P.E.

Colbert Matz Rosenfelt, Inc.

Name

3723 Old Court Rd. #206 653-3838

Address Phone No.

Baltimore, MD 21208

City State Zipcode

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: *[Signature]* DATE 2-7-97

ITEM # 333



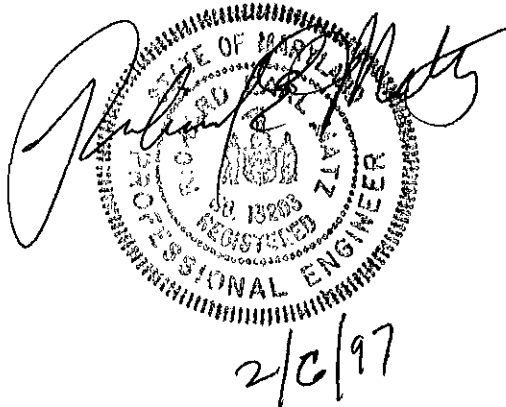
ZONING DESCRIPTION FOR SPECIAL EXCEPTION

BEGINNING AT A POINT ON THE EAST SIDE OF SATYR HILL ROAD WHICH IS 60 FEET WIDE AT THE DISTANCE OF 830 FEET SOUTH OF THE CENTRLINE OF JOPPA ROAD WHICH IS 55 FEET WIDE. THENCE THE FOLLOWING COURSES AND DISTANCES:

1. NORTH 82 DEGREES 49 MINUTES 00 SECONDS EAST 68.83 FEET,
2. SOUTH 61 DEGREES 43 MINUTES 51 SECONDS EAST 162.91 FEET,
3. NORTH 48 DEGREES 18 MINUTES 57 SECONDS EAST 134.66 FEET,
4. NORTH 55 DEGREES 25 MINUTES 06 SECONDS WEST 216.22 FEET,
5. NORTH 31 DEGREES 18 MINUTES 11 SECONDS EAST 368.90 FEET,
6. SOUTH 66 DEGREES 09 MINUTES 50 SECONDS EAST 710.62 FEET,
7. THENCE BY A CURVE TO THE LEFT HAVING A RADIUS OF 1330.00 FEET AND A LENGTH OF THE CURVE 127.87 FEET,
8. SOUTH 38 DEGREES 47 MINUTES 08 SECONDS WEST 232.95 FEET,
9. NORTH 52 DEGREES 14 MINUTES 32 SECONDS WEST 152.76 FEET,
10. NORTH 83 DEGREES 11 MINUTES 29 SECONDS WEST 109.95 FEET,
11. SOUTH 34 DEGREES 10 MINUTES 40 SECONDS WEST 58.67 FEET,
12. NORTH 55 DEGREES 19 MINUTES 16 SECONDS WEST 26.10 FEET,
13. SOUTH 46 DEGREES 08 MINUTES 34 SECONDS WEST 332.56 FEET,
14. NORTH 42 DEGREES 21 MINUTES 17 SECONDS WEST 119.97 FEET,
15. NORTH 86 DEGREES 08 MINUTES 17 SECONDS WEST 138.89 FEET,
16. NORTH 02 DEGREES 00 MINUTES 43 SECONDS EAST 42.79 FEET,
17. NORTH 31 DEGREES 36 MINUTES 43 SECONDS EAST 68.87 FEET,
18. NORTH 42 DEGREES 21 MINUTES 17 SECONDS WEST 20.81 FEET,
19. SOUTH 31 DEGREES 36 MINUTES 43 SECONDS WEST 39.41 FEET,
20. NORTH 02 DEGREES 00 MINUTES 43 SECONDS EAST 79.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.25 ACRES TO BE KNOWN AS LOT 3, OR 8800 OLD HARFORD ROAD OR 8737 SATYR HILL ROAD ALSO KNOWN NOW AS 8739 SATYR HILL ROAD AND 8732 OLD HARFORD ROAD IN THE NINTH ELECTION DISTRICT.

I:\JOBS\96064.DES



NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case #97-333-X
8739 Satyr Hill Road and
8732 Old Hartford Road
E/S Satyr Hill Road, 800' +/- S
of c/1 Joppa Road
9th Election District
8th Councilmanic

Legal Owner:

Suzanne F. Krach,
Robin F. Grose,
Mae S. Francis, and
Dawn F. Campbell

Contract Purchaser(s):
The Strutt Group

Special Exception: for an
Assisted Living Facility in a
D.R. zone.

Hearing: Thursday, March
27, 1997 at 2:00 p.m. in Rm.
106, County Office Building.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Call 887-3353.

(2) For information concern-
ing the File and/or Hearing,
Please Call 887-3391.

2/301 Feb 20 C121638

CERTIFICATE OF PUBLICATION

TOWSON, MD., 2/20, 1997

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on 2/20, 1997.

THE JEFFERSONIAN,

A. Henrickson

LEGAL AD. - TOWSON

032604

ITEM# 333

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 2-7-97
ACCOUNT 12-001-6150

AMOUNT \$ 300.00

RECEIVED FROM: Kim Struth

FOR: Special Trooper

\$300.00

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Ave
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 333

Petitioner: The Strutt Group.

Location: 8739 + ~~8732~~ Seithyr Hill Rd +
8732 Old Harford Rd

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Barbara Ormrod

ADDRESS: 210 Allegheny Ave

Towson, Md 21204

PHONE NUMBER: 494-6201

AJ:ggs

(Revised 09/24/96)

CERTIFICATE OF POSTING

RE: Case No.:

97-333-X

Petitioner/Developer: THE STRUTT GROUP ETAL

C/O COLBERT, MATZ & ROSENFELT

Date of Hearing/Closing: 3/27/97

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #8739 SATYR HILL RD.

AND #8732 OLD HARFORD ROAD

(REVISED: ROOM 118 OLD COURTHOUSE) 3/5/97 - TWO SIGNS

The sign(s) were posted on

3/5/97

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 3/5/97

(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

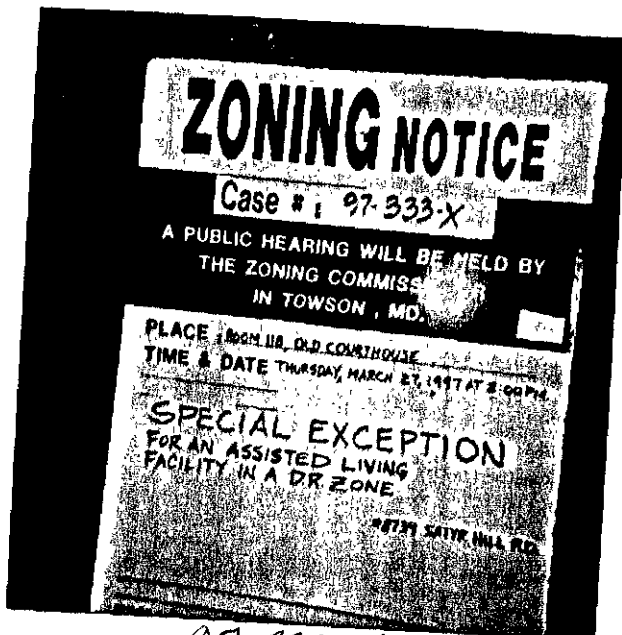
Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

Pager (410) 646-8354

(Telephone Number)



97-333-X

SATYR HILL CATERED
LIVING - N OF SATYR HILL RD,
W/S OLD HARFORD RD.
#8739 SATYR HILL RD.
#8732 OLD HARFORD RD.

CERTIFICATE OF POSTING

PDM-67-663

RE: Case No.: 97-333-X

Petitioner/Developer: THE STRUTT GROUP, ETAL
%KEN COLBERT F. 653-7953

Date of Hearing/Closing: 3/27/97

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #8739 SATYR HILL RD.

8732 OLD HARFORD ROAD
(TWO SEPARATE LOCATIONS @ 2 SIGNS EACH)

The sign(s) were posted on 2/26/97
(Month, Day, Year)

Sincerely,

Patrick M. O'Keeffe 2/27/97
(Signature of Sign Poster and Date)

Patrick M. O'Keeffe
(Printed Name)

523 Penny Lane
(Address)

Hunt Valley, MD 21030
(City, State, Zip Code)

(410) 666-5366 Paper (410) 646-8354
(Telephone Number)



ZONING NOTICE

Case #: 97-333-X

Development Plan Hearing

to be held on

SATURDAY, MARCH 27, 1997

Time of Meeting: 2:00 P.M.

Date of Meeting: THURSDAY, MARCH 27, 1997

Location of Meeting: Room 110 - Old Court House

401 Washington Ave
Towson, MD 21204

Developer: THE STRUTT GROUP

Property Address: 100 AC

Description of Proposed Development: "ON-443"

CHURCH ASSISTED LIVING FACILITY

AN ASSISTED LIVING FACILITY

To see the Plan or for more information

come to County Office Building, Room 111

111 West Chesapeake Avenue, Towson, MD 21204



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

FEBRUARY 19, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

DEVELOPMENT PLAN HEARING

PROJECT NUMBER: IX-663

PROJECT NAME: SATYR HILL CATERED LIVING

LOCATION: N of Satyr Hill Road, W/S Harford Road

ACRES: 9.25

DEVELOPER: The Strutt Group

PROPOSAL: Assisted Living Facility, 3 story

and

CASE NUMBER: 97-333-X

8739 Satyr Hill Road and 8732 Old Harford Road

E/S Satyr Hill Road, 800'+/- S of c/l Joppa Road

9th Election District - 6th Councilmanic

Legal Owner: Suzanne F. Krach, Robin F. Grose, Mae S. Francis, and Dawn F. Campbell

Contract Purchaser(s): The Strutt Group

Special Exception for an Assisted Living Facility in a D.R. zone.

HEARING: THURSDAY, MARCH 27, 1997 at 2:00 p.m. in Room 106, County Office Building.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Legal Owners
The Strutt Group
Robert A. Hoffman, Esq.

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY FEBRUARY 26, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 11, 1997

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard
210 Allegheny Avenue
Towson, MD 21204

RE: Item No.: 333
Case No.: 97-333-X
Petitioner: Suzanne Krach, et al

Dear Mr. Hoffman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on February 7, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



Due Date 2/24/97

From: Robert A. Wirth *KAW/jd*

Subject: Zoning Item # 333

Krach, Grose Satyr Hill Road & Old Harford Road

Zoning Advisory Committee Meeting of 2/18/97

— The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

— The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

-X- The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

-X- Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

 X Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

[illegible]

B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: February 26, 1997

FROM: Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for February 24, 1997
 Item No. 333

The Development Plans Review Division has reviewed the subject zoning item. If the special exception is granted, the site will be subject to the Baltimore County Development Regulations.

The submitted Schematic Landscape Plan must include the RTA calculation note and RTA planting application.

RWB:HJO:jrb

cc: File

ZONE50J

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 10/07/96

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SUZANNE F. KRACH & ROBIN F. GROSE & MAE S.
FRANCIS & DAWN F. CAMPBELL

Location: E/S SATYR HILL, 800' S OF CENTERLINE JOPPA RD.
(8739 SATYR HILL RD. AND 8732 OLD HARFORD RD.)

Item No.: 333

Zoning Agenda: SPECIAL EXCEPTION

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

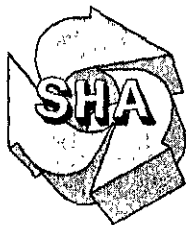
1. Fire hydrants for the referenced property are required and shall be located at proper intervals, along an approved road in accordance with Baltimore County Standard Design Manual Sec. 2.4.4 Fire Hydrants, as published by the Department of Public Works. A FIRE HYDRANT IS REQUIRED WITH IN 100 FT. OF THE FIRE DEPT. CONNECTION FOR THE BUILDING.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.
- *A. PROVIDE EMERGENCY EQUIPMENT ACCESS IN THE FORM OF A ROADWAY 24 FT. WIDE, CAPABLE OF SUPPORTING 50,000 LBS. ON TWO AXELS. AT BOTH OF THE FOLLOWING LOCATIONS:
 1. A ROADWAY APPX. 100 FT. IN LENGTH, AT THE SOUTH/WEST END OF THE WING IDENTIFIED AS 8737 SATYR HILL RD.
 2. A ROADWAY APPX. 90 FT. IN LENGTH, AT THE EAST END OF THE WING IDENTIFIED AS 8800 OLD HARFORD RD.

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 2-21-97
Item No. 333 RT

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for

Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



TO: COLBERT MATZ ROSENFELT

FROM: BALTIMORE COUNTY
DEPARTMENT OF PERMITS AND
DEVELOPMENT MANAGEMENT

SUBJECT: DEVELOPMENT PLAN CHECKPRINT

DATE: February 3, 1997

PROJECT: SATYR HILL CATERED LIVING

The check print for the above-mentioned project has been reviewed for conformance with general filing requirements and may be further processed in accordance with the following:

Submit the following marked items to Room 123 of the County Office Building,
111 West Chesapeake Avenue, Towson, MD 21204:

- ☒ Certified or cashier's check in the amount of \$2,144.00 made payable to Baltimore County for development plan review
- ☒ 36 copies of the plan, signed and sealed, & folded to 8 1/2 X 11, for agency review (the red-line checkprint must also accompany the plans)*
- ☒ 1 copy (each): Hydrogeologic study
Environmental effects report
- ☒ 1 copy (each): Preliminary forest conservation plan per sec. 14-408 (B) (1). **
Forest conservation worksheet
- ☒ 2 copies: Schematic landscape plan (for all development except RC 2& RC 4)
- ☒ 1 copy: Development Plan Checklist - section 26-203 of Baltimore County Code, sealed and signed.

The plans must contain the following note: I, _____, certify under oath that there are no delinquent accounts for any other development with respect to any of the following: the applicant, a person with a financial interest in the proposed development, or a person who will perform contractual services on behalf of the proposed development.

****Please be advised that incomplete development plan submittals and/or the lack of response to agency requirements as set forth during CONCEPT PLAN MEETING, may delay further processing of your project. Development plans that are not properly signed and sealed by a registered professional surveyor, engineer, architect, or landscape architect will not be accepted. Should you have any questions regarding this matter, please do not hesitate to call our office at 887-3335.**

jvm

□zadmjoe\devchek.doc

rev. 10/13/95

ITEM #333

PETITION PROBLEMS

#331 --- JCM

1. Need attorney - legal owner is incorporated.
2. Sign form incorrect.

#332 --- JRF

1. Not marked "floodplain" on folder.

#333 --- RT

1. No telephone number for legal owner.
2. No sign form in folder.

#334 --- JRF

1. Need typed name and title of person signing for contract purchaser.
2. Sign forms incorrect.

#335 --- RT

1. Sign form incorrect.

RE: PETITION FOR SPECIAL EXCEPTION *
8739 Satyr Hill Road and 8732 Old Harford *
Road, E/S Satyr Hill Road, 800'+/- S of *
c/l Joppa Road
9th Election District, 6th Councilmanic *

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Legal Owners: Suzanne Krach, Robin Grose, *
Mae Francis, and Dawn Campbell *
Contract Purchaser: The Strutt Group *
Petitioners

CASE NO. 97-333-X

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13th day of March, 1997, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

RECEIVED

DATE: 04/21/2003

STANDARD ASSESSMENT INQUIRY (1)

TIME: 11:17:19

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
23 00 004104	09	2-2	04-00	N	NO		01/08/03

MORNINGSIDE HOLDINGS OF

DESC-1.. IMPS.8381 AC

SATYR HILL LLC

DESC-2.. SATYR HILL CATERED LVNG

107A W FEDERAL ST STE 4

PREMISE. 08739 SATYR HILL

RD

PO BOX 222

00000-0000

MIDDLEBURG

VA 20117-0222 FORMER OWNER:

----- FCV -----		----- PHASED IN -----	
	PRIOR	PROPOSED	
LAND:	39,120	39,120	
IMPV:	77,380	65,310	
TOTL:	116,500	104,430	
PREF:	0	0	
CURT:	0	0	
DATE:	12/98	09/01	

----- TAXABLE BASIS -----	FM DATE
03/04 ASSESS: 104,430	11/17/01
02/03 ASSESS: 104,430	05/30/02
01/02 ASSESS: 116,500	06/01/01

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

DATE: 04/21/2003

STANDARD ASSESSMENT INQUIRY (2)

TIME: 11:17:24

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
23 00 004104	09	2-2	04-00	N	NO		01/08/03
LOT....	1	BOOK....	0070	MAP.....	0071	LOT WIDTH.....	.00
BLOCK..		FOLIO...	0140	GRID....	0014	LOT DEPTH.....	.00
SECTION..				PARCEL..	0781	LAND AREA..	36506.000 S
PLAT..						YEAR BUILT.....	00

-----TRANSFER DATA-----

NUMBER..... 000000
 DATE.....
 PURCHASE PRICE..... 0
 GROUND RENT..... 0
 DEED REF LIBER..... 00000
 DEED REF FOLIO..... 0000
 CONVEYED IND..... 0
 TOT-PART TRAN IND.....
 GRANTOR ACCT NO.. 00-00-000000

CRITICAL NEW CONST CARD
 AREAS CODE YEAR NO
 20074

-----EXEMPT DATA-----

STATUS.....
 CLASS CODE..... 000
 STATE EXEMPT CODE..... 000
 COUNTY EXEMPT CODE..... 000
 CURR STATE EX ASMT.... 0
 PRIOR STATE EX ASMT... 0
 CURR COUNTY EX ASMT... 0
 PRIOR COUNTY EX ASMT.. 0

-----STRUCTURE-----

CODE SQ. FEET
 1472

ENTER-INQUIRY3 PA1-PRINT PF2-INQUIRY1 PF4-MENU PF5-QUIT PF7-CROSS REF

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS

That I, Dawn F. Campbell, by these presents do make, constitute, and appoint my sister, Robin Francis Grose, my true and lawful attorney for me and in my name, place, and stead, to contract for the sale of, sell, convey, and otherwise in my name execute any and all agreements, acknowledgements or settlement documents for the property described as:

8739 Satyr Hill Road, Baltimore, Maryland

Further, I do authorize my aforesaid attorney-in-fact to perform all necessary acts in the execution of the documents necessary to sell the above-described property including, but not limited to, the execution of all Deeds, settlement statements, and any and all documents required by the settlement attorney in the conduct of such sale.

And, I hereby declare that any act or thing lawfully done hereunder my said attorney shall be binding on myself and by my above named attorney-in-fact and a copy of same has been recorded among the Land Records of Baltimore County.

Dawn F. Campbell
Dawn F. Campbell

RECORDING FEE

TOTAL

20.00
20.00
15760
1814
02:58 PM

MASSACHUSETTS
STATE OF ~~MARYLAND~~
COUNTY OF BRISTOL

I HEREBY CERTIFY, that on this 24th day of JANUARY, 1996, before me, a Notary Public of the State of Maryland, personally appeared Dawn F. Campbell known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

AS WITNESS, my hand and Notarial Seal.

Brenda M. Greco
Notary Public

My Commission expires:

Brenda M. Greco

NOTARY PUBLIC

My Commission expires Nov. 2, 2001

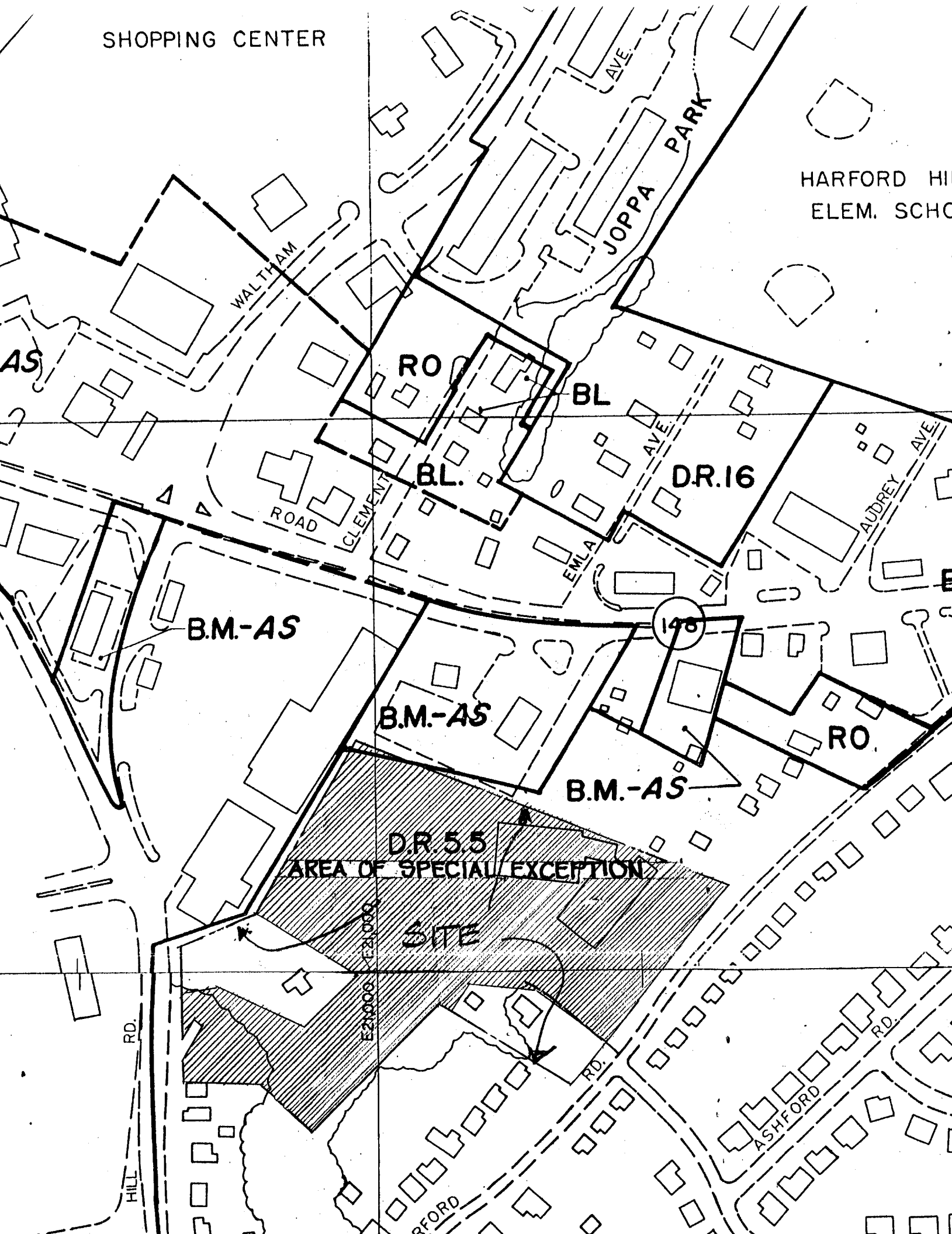
M.T. ROBIN GROSE
2812 ANDREA AVE
BALTO MD 21234

CR

ITEM #333

SHOPPING CENTER

HARFORD HI
ELEM. SCH



TYPE	CLASS	HOMESITES W/ BASEMENTS	HOMESITES W/O BASEMENTS	STREET/PARKING
JA2	A	SLIGHT TO MODERATE	SLIGHT TO MODERATE	SEVERE
GB	B	SLIGHT	SLIGHT	MODERATE
BAB	C	MODERATE	SLIGHT	MODERATE

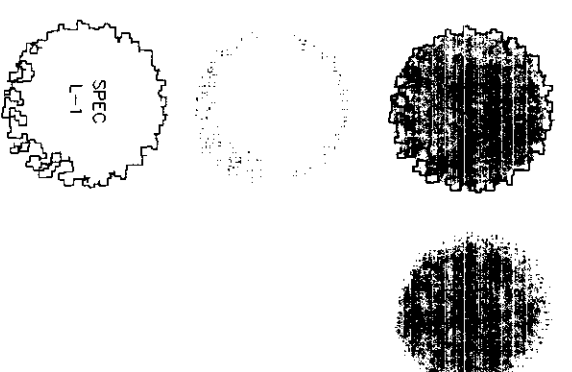


SIGN DETAIL

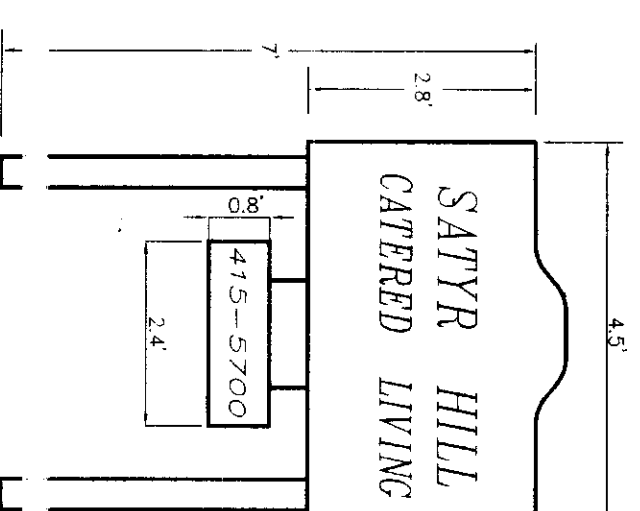
TREES TO REMAIN

TRFES TO R
REMOVED

SPECIMAN TREES

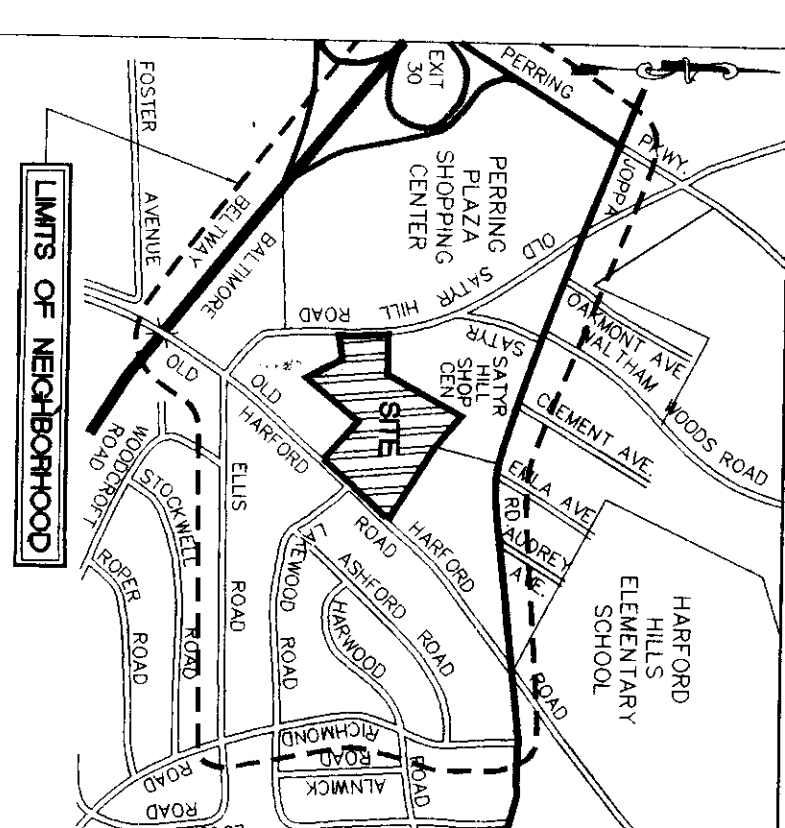


SATYR HILL ROAD AT ENTRANCE
AND
OLD HARFORD ROAD AT ENTRANCE
SIGN DETAIL



GENERAL NOTES

1. OWNER: JAMES E. SPARK, ROBERT A. GROSS, AND JAMES F. CAMPBELL
2. 4425 LAMERY DRIVE
3. DEER PARK, MD. 21557
4. BALTIMORE, MD. 21244-2822
5. C/O MR. JIM SHULTZ
6. 10000 W. 10000
7. HAWT VILLAGE, MD. 21053
8. DEVELOPER: "TRUST GROUP"
9. PROJECT NAME: "TRUST GROUP"
10. 174. ACCOUNT NOS.: 0965-570206, 0965-570207, 0965-570208, 0965-570209, 0965-570210, 0965-570211, 0965-570212, 0965-570213, 0965-570214, 0965-570215, 0965-570216, 0965-570217, 0965-570218, 0965-570219, 0965-570220, 0965-570221, 0965-570222, 0965-570223, 0965-570224, 0965-570225, 0965-570226, 0965-570227, 0965-570228, 0965-570229, 0965-570230, 0965-570231, 0965-570232, 0965-570233, 0965-570234, 0965-570235, 0965-570236, 0965-570237, 0965-570238, 0965-570239, 0965-570240, 0965-570241, 0965-570242, 0965-570243, 0965-570244, 0965-570245, 0965-570246, 0965-570247, 0965-570248, 0965-570249, 0965-570250, 0965-570251, 0965-570252, 0965-570253, 0965-570254, 0965-570255, 0965-570256, 0965-570257, 0965-570258, 0965-570259, 0965-570260, 0965-570261, 0965-570262, 0965-570263, 0965-570264, 0965-570265, 0965-570266, 0965-570267, 0965-570268, 0965-570269, 0965-570270, 0965-570271, 0965-570272, 0965-570273, 0965-570274, 0965-570275, 0965-570276, 0965-570277, 0965-570278, 0965-570279, 0965-570280, 0965-570281, 0965-570282, 0965-570283, 0965-570284, 0965-570285, 0965-570286, 0965-570287, 0965-570288, 0965-570289, 0965-570290, 0965-570291, 0965-570292, 0965-570293, 0965-570294, 0965-570295, 0965-570296, 0965-570297, 0965-570298, 0965-570299, 0965-570300, 0965-570301, 0965-570302, 0965-570303, 0965-570304, 0965-570305, 0965-570306, 0965-570307, 0965-570308, 0965-570309, 0965-570310, 0965-570311, 0965-570312, 0965-570313, 0965-570314, 0965-570315, 0965-570316, 0965-570317, 0965-570318, 0965-570319, 0965-570320, 0965-570321, 0965-570322, 0965-570323, 0965-570324, 0965-570325, 0965-570326, 0965-570327, 0965-570328, 0965-570329, 0965-570330, 0965-570331, 0965-570332, 0965-570333, 0965-570334, 0965-570335, 0965-570336, 0965-570337, 0965-570338, 0965-570339, 0965-570340, 0965-570341, 0965-570342, 0965-570343, 0965-570344, 0965-570345, 0965-570346, 0965-570347, 0965-570348, 0965-570349, 0965-570350, 0965-570351, 0965-570352, 0965-570353, 0965-570354, 0965-570355, 0965-570356, 0965-570357, 0965-570358, 0965-570359, 0965-570360, 0965-570361, 0965-570362, 0965-570363, 0965-570364, 0965-570365, 0965-570366, 0965-570367, 0965-570368, 0965-570369, 0965-570370, 0965-570371, 0965-570372, 0965-570373, 0965-570374, 0965-570375, 0965-570376, 0965-570377, 0965-570378, 0965-570379, 0965-570380, 0965-570381, 0965-570382, 0965-570383, 0965-570384, 0965-570385, 0965-570386, 0965-570387, 0965-570388, 0965-570389, 0965-570390, 0965-570391, 0965-570392, 0965-570393, 0965-570394, 0965-570395, 0965-570396, 0965-570397, 0965-570398, 0965-570399, 0965-570400, 0965-570401, 0965-570402, 0965-570403, 0965-570404, 0965-570405, 0965-570406, 0965-570407, 0965-570408, 0965-570409, 0965-570410, 0965-570411, 0965-570412, 0965-570413, 0965-570414, 0965-570415, 0965-570416, 0965-570417, 0965-570418, 0965-570419, 0965-570420, 0965-570421, 0965-570422, 0965-570423, 0965-570424, 0965-570425, 0965-570426, 0965-570427, 0965-570428, 0965-570429, 0965-570430, 0965-570431, 0965-570432, 0965-570433, 0965-570434, 0965-570435, 0965-570436, 0965-570437, 0965-570438, 0965-570439, 0965-570440, 0965-570441, 0965-570442, 0965-570443, 0965-570444, 0965-570445, 0965-570446, 0965-570447, 0965-570448, 0965-570449, 0965-570450, 0965-570451, 0965-570452, 0965-570453, 0965-570454, 0965-570455, 0965-570456, 0965-570457, 0965-570458, 0965-570459, 0965-570460, 0965-570461, 0965-570462, 0965-570463, 0965-570464, 0965-570465, 0965-570466, 0965-570467, 0965-570468, 0965-570469, 0965-570470, 0965-570471, 0965-570472, 0965-570473, 0965-570474, 0965-570475, 0965-570476, 0965-570477, 0965-570478, 0965-570479, 0965-570480, 0965-570481, 0965-570482, 0965-570483, 0965-570484, 0965-570485, 0965-570486, 0965-570487, 0965-570488, 0965-570489, 0965-570490, 0965-570491, 0965-570492, 0965-570493, 0965-570494, 0965-570495, 0965-570496, 0965-570497, 0965-570498, 0965-570499, 0965-570500, 0965-570501, 0965-570502, 0965-570503, 0965-570504, 0965-570505, 0965-570506, 0965-570507, 096

VICINITY MAP
SCALE: 1" = 1,000'

**BUILDING SELFBACK REQUIREMENT
SINGLE FAMILY DETACHED IN D.F.**

From front building face to: Public street right-of-way, or property line, Aerial or Collector	25'
From side building face to Side building face	16'-20' high 20'-20' high
Public street right-of-way Footing of a private road Tract Boundary	25' 25' 15'
From rear building face to: Rear property line Public street right-of-way	30' 30' 30'

STORMWATER MANAGEMENT DATA

EXISTING CONDITIONS: Area: 8.67 Ac	
2-R	100-R
3.40	25.95
PROPOSED CONDITIONS: Area: 8.67 Ac	
2-R	100-R
By Ponds A	0.26
By Ponds B	1.69
By Ponds C	0.57
By Ponds D	2.80
By Ponds E	2.22
By Ponds F	9.63
By Ponds G	9.17
By Ponds H	18.16
100-R	5.80
Receptor Rate	3.76
to Pond	17.48
to Pond	27.16
Storage Volume	15,307
Drainage Area to Pond:	3.89 Acres
Drainage Area to Pond:	36.95

DEVELOPMENT PLAN AND PLAN TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION

**SATYR HILL
CATERED LIVING**
SATYR HILL ROAD AND OLD HARFORD ROAD
BALTIMORE COUNTY, MARYLAND

PDM No. IX-663

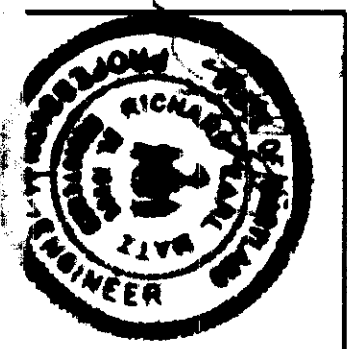
1-Em 333

THIS PLAN IS ACCURATE
AND HAS BEEN PREPARED
IN COMPLIANCE WITH THE

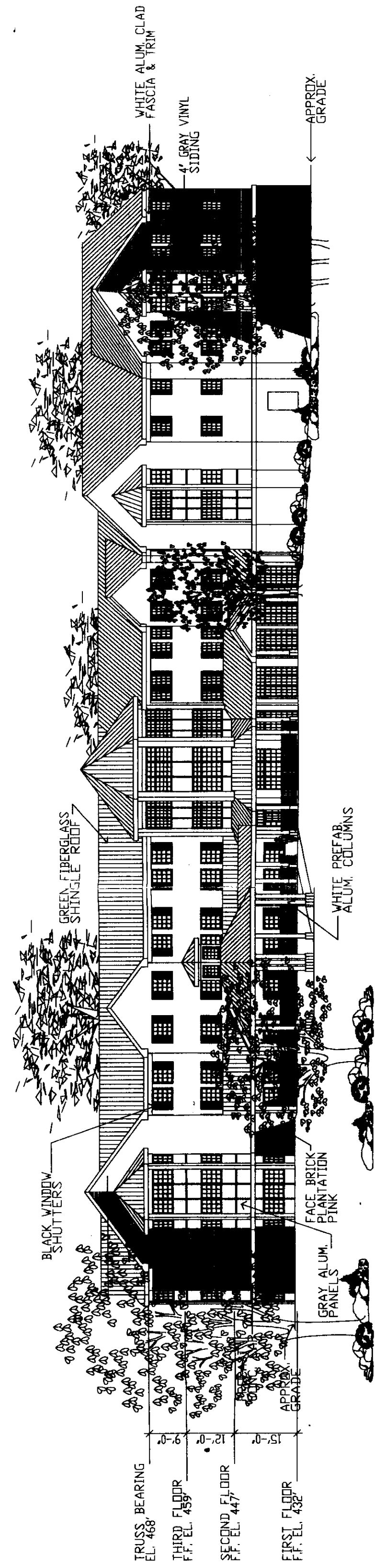
Colbert Matz Rosenfelt, Inc

Engineers • Surveyors • Planners
3723 Old Court Road, Suite 206
Baltimore, Maryland 21208

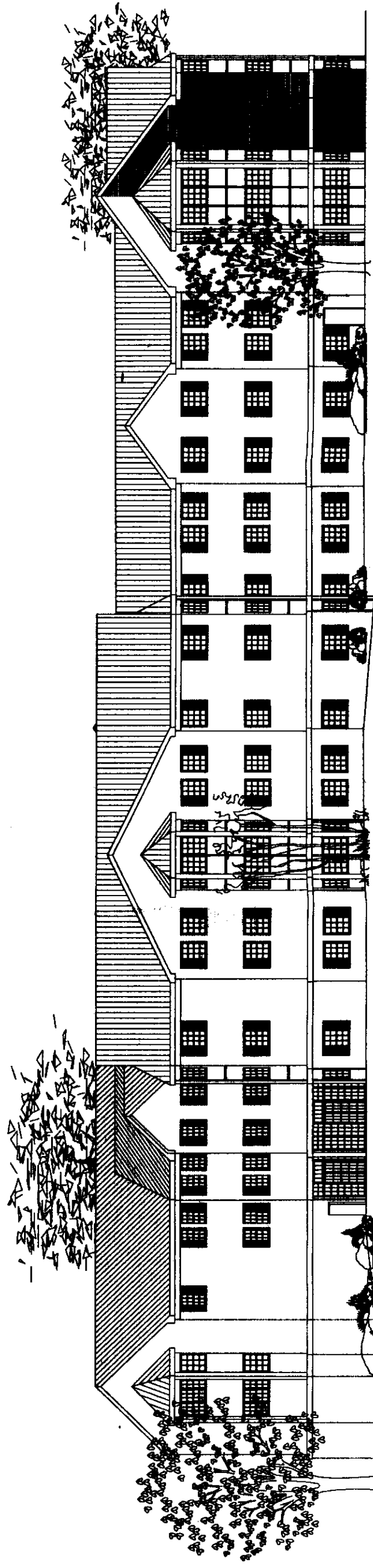
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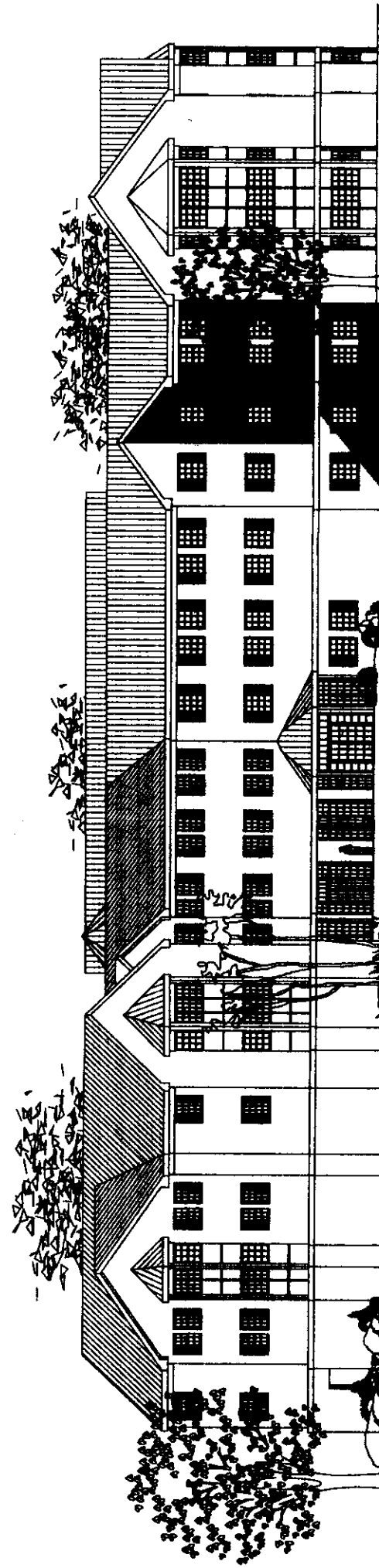
DATE		SCALE	
DATE JANUARY 27, 1997		SCALE "1" = 50'	
DESIGNED BY			
DESIGNED BY			
DRAWN BY			
CHECKED BY			
IN CHARGE			
PROJECT NUMBER			
SHEET 1 OF 2		DWG	
REVISED			
BY			
REVISIONS			
DATE			



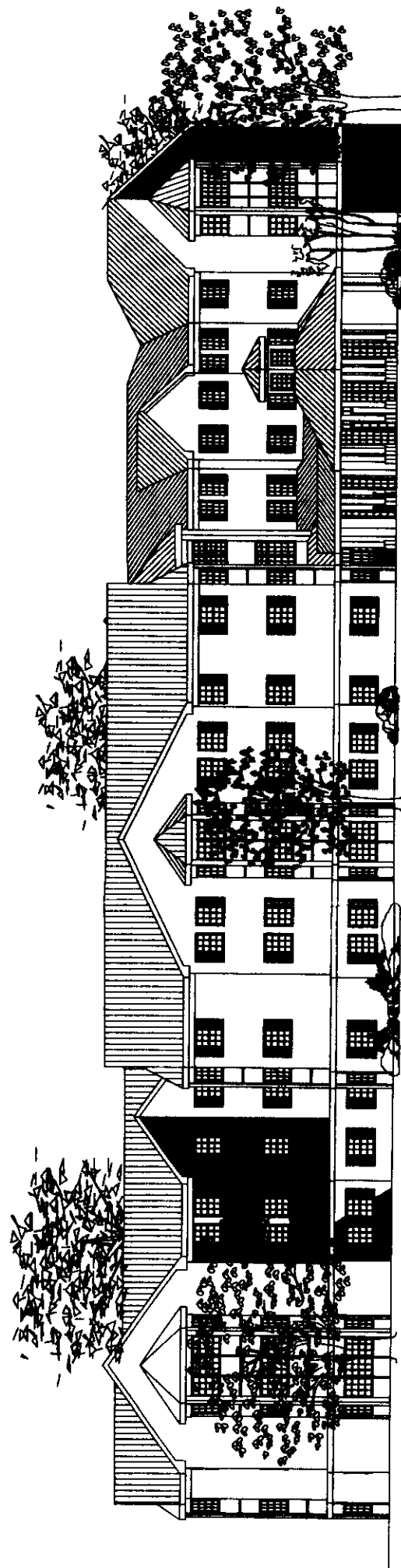
FRONT ELEVATION



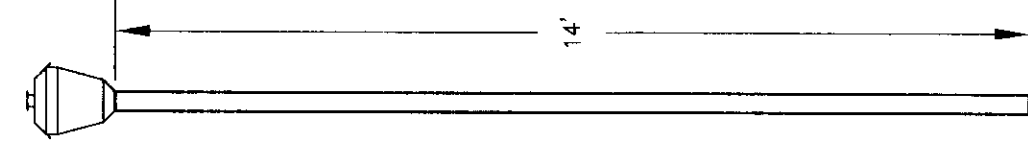
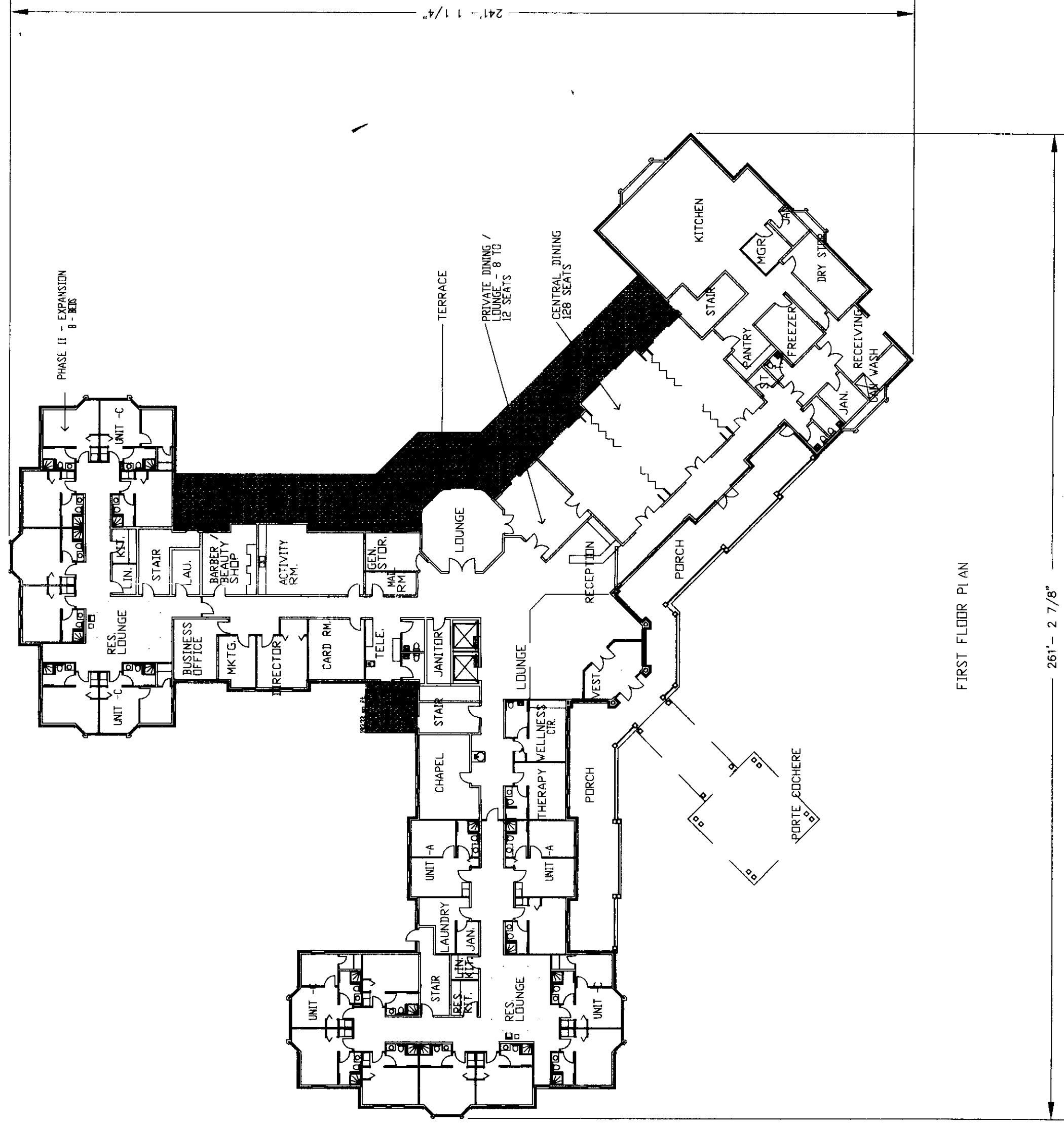
REAR ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



TRADITIONAL COLONIAL POST TOP FIXTURE
BLACK FIBERGLASS POLE
No Scale

17th # 323

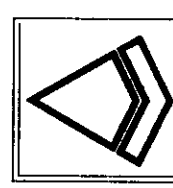
PDM NO. IX-663
DEVELOPMENT PLAN AND PLAN TO
ACCOMPANY PETITION FOR
SPECIAL EXCEPTION

SATYR HILL
CATERED LIVING
SATYR HILL ROAD AND OLD HARFORD ROAD
BALTIMORE COUNTY, MARYLAND



Colbert Matz Rosentfelt, Inc.

Engineers • Surveyors • Planners
3723 Old Court Road, Suite 206
Baltimore, Maryland 21208
Telephone: (410) 653-3838
Facsimile: (410) 653-7953



SCALE: AS SHOWN	DATE: 1/27/87
JOB NO.: 86584	DESIGNED: MD
DRAWN: J.M.	CHECKED: R.E.M.
FILE: 86584B01.DWG	DRAWING NUMBER:
NO.	DATE
REVISIONS:	BY
SHEET 2	OF 2